

Quality Specifications VILLAS ALEJANDRA SERENA GOLF – LOS ALCAZARES

Foundations and Structure: Reinforced concrete according to CTE (Código Técnico de la Edificación).

Outer Walls and Façade: Double ceramic brick walls with air chamber and **XPS insulation**. Ceramic tiles and natural stone coving, monocapa in white.

Roof: Flat roof with XPS insulation.

Inner Walls: Ceramic brick with plaster finish.

Flooring and Tiling: In first quality porcelain stoneware, with XPS insulation, both inside and outside of the house. Includes garden designed by our landscapers with irrigation system.

Exterior Carpentry: Windows from **CORTIZO** in lacquered aluminum with thermal break, dark grey. **Quadruple glazing glass** with air chamber and sun protection. **Electric shutters** in bedrooms.

Interior Carpentry: Doors with **magnetic closure** and lacquered cabinets in white with **soft closed drawers**.

Bathroom fittings: **suspended toilets**. Includes bathroom furniture and mirrors with LED backlighting. **Electric towel rail in bathrooms**. Glass screen in shower.

Plumbing fittings: Single-lever faucets with water saving system.

Kitchen Units: **Fully furnished kitchen** in white gloss or wood color. Quartz countertop. Stainless steel sink. It includes **Induction hob with integrated extractor, oven, microwave, washing machine, integrated refrigerator, and integrated dishwasher**. From **MIELE** or similar.

Interior and Exterior Lighting: **LED lighting** throughout the house and plugs according to regulations.

Paintwork: Smooth in white.

Air Conditioning: **Complete installation** through ducts from **FUJITSU**

Swimming Pool: Dimensions according to dwelling, with steps, blue ceramic tiles and white LED lighting. **Pre-installation for heat pump**.